

FILED EFFECTIVE

**ARTICLES OF INCORPORATION
OF
BLACKK COVE CONDOMINIUM OWNERS ASSOCIATION, INC.**

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SECRETARY OF STATE
STATE OF IDAHO

The undersigned, a natural person of full age, has this day executed these Articles of Incorporation for the purpose of forming a non-profit corporation and hereby certifies:

ARTICLE I

NAME

The name of the corporation is **BLACKK COVE CONDOMINIUM OWNERS ASSOCIATION, INC.** (the "Association").

ARTICLE II

PRINCIPAL AND REGISTERED OFFICE

The principal office of the Association is located at 435 Harvest Drive, Moscow, Idaho 83843. The registered office of the Association is located at the same address.

ARTICLE III

REGISTERED AGENT

Donald M. Blackketter, whose address is 435 Harvest Drive, Moscow, Idaho 83843, is hereby appointed the initial Registered Agent of the Association.

ARTICLE IV PURPOSES

The Corporation is organized for non-profit purposes. No part of the net earnings of this corporation shall inure to the benefit of any private member or individual.

The purposes and objectives of the Association shall be to administer the operation and management of Blackk Cove Condominium (the "Condominium"), a condominium to be established in accordance with the laws of the State of Idaho upon certain real property situate, lying and being in Latah County, Idaho, and more particularly described in the Declaration of Condominium for Blackk Cove Condominium which will be recorded in the records of Latah County, Idaho (the "Declaration"), said Declaration being incorporated herein by reference; to undertake the performance of the acts and duties incident to the administration of the operation and management of said Condominium in accordance with the terms, provisions and conditions and authorization contained in these Articles of Incorporation, the Bylaws to be adopted by the Association and the Declaration; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said Condominium.

IDAHO SECRETARY OF STATE
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ARTICLE V

POWERS

1. The Association shall have all the powers and privileges granted to nonprofit corporations under the law pursuant to which the Association is chartered, and all of the powers and privileges which may be granted unto the Association under any other applicable laws of the State of Idaho, including the Idaho Condominium Property Act.

2. The Association shall have all the powers reasonably necessary to implement and effectuate the purposes of the Association, including but not limited to the following:

(a) To make and establish reasonable rules and regulations governing the use of the Common Elements of the Condominium, as said term may be defined in the Declaration;

(b) To levy and collect assessments against Owners of Units ("Owners") to pay the Common Expenses of the Condominium, as said term may be defined and as may be provided in the Declaration and in the Bylaws of the Association, including the right to levy and collect assessments for the purposes of maintaining, operating and managing the Common Elements of the Condominium and for such other purposes as may be set forth in the Declaration;

(c) To maintain, repair, replace, operate and manage the Common Elements of the Condominium and the property comprising same;

(d) To enforce the provisions of the Declaration, these Articles of Incorporation, the Bylaws of the Association, which may be hereafter adopted, and the rules and regulations governing the use of the Common Elements of the Condominium, as the same may be hereafter established; and

ARTICLE VI

MEMBERSHIP, VOTING RIGHTS AND ASSESSMENTS

The corporation shall be a membership corporation without certificates or shares of stock. The authorized number and qualifications of members of this corporation, the different classes of membership, if any, the property, voting rights and privileges of members, the liability of members for assessments, and the method of collection thereof shall be as set forth in the Declaration and in Bylaws to be adopted by the directors of this corporation.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of the corporation shall be managed by an initial Executive Board of three (3) directors appointed by Declarant, and directors shall thereafter be elected as provided in the Bylaws of the corporation. Each director shall hold office until his death, resignation, retirement, removal, disqualification, or his successor is elected and qualifies.

The names and addresses of the persons who are to act in the capacity of the initial directors and who are appointed as member of the initial Executive Board until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Donald M. Blackketter	435 Harvest Drive Moscow, Idaho 83843
Vicki J. Blackketter	435 Harvest Drive Moscow, Idaho 83843
Bruce Blackketter	55 Southwind Lane Dillon, MT 59725

ARTICLE VIII

AMENDMENT

Any amendment of the Articles of Incorporation must be approved by an affirmative vote of two-thirds (2/3) of the votes in the Association.

ARTICLE IX

DURATION

The Association shall have perpetual existence.

ARTICLE X

BYLAWS

The original Bylaws of the Association shall be adopted by a majority vote of the initial Executive Board of the Association present at a meeting of the directors, and at which a majority of the directors are present, and thereafter, such Bylaws may be altered and rescinded only in such manner as said Bylaws provide.

ARTICLE XI DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by the Members entitled to cast not less than three-fourths (3/4ths) of the votes in the Association. Upon dissolution of the Association, other than incident to a merger or a consolidation, the assets of the Association shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization devoted to such similar purposes as the Association as the Executive Board of the Association shall determine.


ARTICLE XII

INCORPORATOR

The name and address of the incorporator is as follows:

Ronald J. Landeck
Landeck, Westberg, Judge & Graham, P.A.
414 S. Jefferson Street
P.O. Box 9344
Moscow, Idaho 83843

IN TESTIMONY WHEREOF, I, being the incorporator, have hereunto set my hand and seal, this 7th day of August, 2007.



Ronald J. Landeck, Incorporator